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Minutes of the Regular Meeting  
of the  
San Luis Obispo County Planning Commission  
Thursday, April 27 2006

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Minutes of the Regular Session of the County Subdivision Review Board held in the Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA, at 8:45 a.m.

**PRESENT:** Commissioners Bob Roos, Bruce Gibson, Penny Rappa, Sarah Christie, and Chairman Mehlschau

**ABSENT:** None

The meeting is called to order by Chairman Mehlschau.

The following action minutes are listed as they were acted upon by the Planning Commission and as listed on the agenda for the Regular Meeting of April 27, 2006, together with the maps and staff reports attached thereto and incorporated therein by reference.

ROLL CALL

PLEDGE OF ALLEGIANCE TO THE FLAG IS LED BY CHAIRMAN MEHLSCHAU.

PUBLIC COMMENT

Eric Greening: Discusses Board of Supervisor's (BOS) proposal regarding exploration to replace area plan updates with a countywide rural plan. Expresses concern for this change and the need for each community advisory groups' involvement. Asks for discussion of the process by which the public will be advised regarding the BOS consideration, and how the public will be heard from - especially those in areas not covered by local advisory committees.

Commissioner Roos: Requests secretary explain to the public the agenda postings to the website for the Planning Department.

Ramona Hedges, secretary: Explains for the public the current transition the county is undergoing with the addition of a new website and states it will be going live on April 28, 2006 and unfortunately no agendas or minutes of prior and current meetings will be available at this time and until we have the ability to post these items to the new website. Suggests the public contact herself or Records

Management personnel to obtain copies of agendas, staff reports, and minutes in the interim.

PLANNING STAFF UPDATES :

Kami Griffin, staff: Addresses Mr. Greenings comment regarding a concept study session on the rural plan which has already been addressed at a Board of Supervisor's (BOS) study session during a meeting at the beginning of April, stating that the concept was doing our rural area plans on a regional basis. States ideas will be presented regarding water shed. States the BOS must formally authorize the Planning Department to begin processing amendments.

Commissioner Christie: Requests clarification regarding Los Osos Community Services District (LOCSD) redrawing area plan boundaries to coincide with the watershed and questions whether the Planning Department considered redrawing all of the area plan boundaries based on water shed boundaries as opposed to abolishing them.

Kami Griffin, staff: States this has been discussed at previous BOS meetings, along with taking the 15 area plans down to a more manageable number that represents a more regional context. Provides name and phone number for Chuck Stevenson in Long Range Planning for information.

John Nall, staff: Discusses letter to the BOS from the Planning Commission, prepared by staff, regarding policies & procedures when the county is asked to consider and rely on an E.I.R. prepared by another agency.

Commissioner Gibson: Discusses motion he made in minutes of 3/23/06 regarding options for finding an E.I.R. inadequate and would like the word "public" added to paragraph 2 on page A-3.

Commissioner Christie: Commends staff on writing a good letter.

Eric Greening: Concurs with commissioners in that the letter is excellent.

**Motion: Thereafter on motion by Commissioner Gibson, seconded by Commissioner Christie, and unanimously carried on the following roll call vote:**

**AYES: Commissioners Gibson, Christie, Roos, Rappa, and Chairman Mehlschau.**

**NOES: None**

**ABSENT:None**

**To forward letter to the BOS by the Planning Commission regarding policies & procedures when the county is asked to consider and rely on an E.I.R. prepared by another agency.**

Commissioner Rappa: States she would like suggested revisions to bylaws as discussed at a previous meeting brought forward.

Kami Griffin, staff: States the suggested revision to bylaws will be brought to the May 25<sup>th</sup>, 2006 PC meeting pending Warren Hoag's review.

### CONSENT AGENDA

A motion by Commissioner Rappa, seconded by Commissioner Christie to approve Consent Items a. through i. is discussed.

Eric Greening: Suggests Consent Item D, the minutes from the January 12, 2006 Planning Commission hearing, reflect the straw poles on the PG&E item. Discusses the change to page 9, from the February 9, 2006 Planning Commission minutes, Consent Item G, regarding the road fees in this area not keeping up with infrastructure needs and is not fully mitigating the impact. He indicates in the minutes of March 9, 2006, Consent Item I, his name is misspelled on the first page, and the correction on page 2, changing "SP18" to read "SB18".

Eleanor Porter, Planning Commission Secretary, advises Consent Item d and g be pulled for review and correction. The corrected minutes will be placed on a future Planning Commission consent agenda.

**Thereafter, on amended motion by Commissioner Rappa, seconded by Commissioner Christie, and unanimously carried, Consent Items a, b, c, e, f, h, and i are approved with Consent Item i amended as follows: correction of Eric Greening's name on page 1, and correction on page 2 replacing "SP18" to read "SB18".**

- a. November 10, 2005 Planning Commission minutes
- b. November 30, 2005 Planning Commission minutes
- c. December 08, 2005 Planning Commission minutes
- e. January 13, 2006 Planning Commission minutes
- f. January 26, 2006 Planning Commission minutes
- h. February 23, 2006 Planning Commission minutes
- i. March 09, 2006 Planning Commission minutes

**Thereafter, on motion by Commissioner Rappa, seconded by Commissioner Gibson, and unanimously carried to refer Consent items D & G back to the clerk for verification.**

Commissioner Christie: Would like Consent items J & L pulled for discussion.

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**Thereafter on motion by Commissioner Roos, seconded by Commissioner Rappa, and unanimously carried, the Consent Item k is approved as follows:**

k. Request for a 1<sup>st</sup> time extension from **MICHAEL PUHEK / TRACT 2565 (SUB2003-00106)** for Vesting Tentative Tract Map 2565, a request to subdivide a .36 acre site into planned development consisting of 5 multi-family units of 1,484 square feet each. Five parcels, ranging in size from 2,320 to 4, 880 square feet are proposed with an easement for a 992 square-foot common open space. The project is located at 175 Burton Street, in the Nipomo urban area in the South County (Inland) planning area in the Residential Multi-Family Land Use Category. APN: 090-123-021. Supervisorial District 4.

Commissioners continue discussion of Consent agenda with item J. as follows:

**j. CHAMBERS / S020118R** General Plan Conformity Report for Road abandonment of a portion of Vineyard Drive right of way near Hwy. 46 located west of the town of Templeton.

Commissioner Christie: Refers to page J-3 and requests clarification on how many Conditional Certificates of Compliance were issued on October 8, 2002 and if this action is setting precedence for future projects on this site. Discusses concern regarding looking at projects in incremental pieces, and has concerns regarding giving up public right of ways to accommodate development. Discusses page J-2 conformity determination dates, concern that the decision was not made 30 days ago, and suggests we are making the general plan conformity determination at this time.

John Hofschroer, staff: States there were more than two Conditional Certificates of Compliance issued. States decisions to abandon roadways is under the discretion of the Board of Supervisors, and after review of this item there were no applicable general plan policies that would result in a finding of conformity. States this issue was more of a building setback issue. Discusses rights of way issues regarding public use such as sidewalks and bike paths. States conformity determination dates have been changed to correspond to hearing date to provide adequate review time. States this is only a report and we will be making the conformity decision today.

Commissioner Roos: Expresses his relief for clarification regarding determination by a Planning Director in regards to determinations of conformity.

Kami Griffin, staff: Discusses determination of Planning Director and requests County Counsel clarify further.

Jim Orton, County Counsel: States it continues to be the Planning Director making the determination, however, it is under the direction of the Planning Commission.

Commissioner Gibson: Discusses actions outlining corrected measures of Conditional Certificates of Compliance and would like the planning director to understand he (Commissioner Gibson) is challenged by trying to see the nexus for conformance for this plan.

Commissioner Christie: Questions whether the Planning Commission can continue this item.

Jim Orton, County Counsel: States this can be continued if the determination cannot be made.

Commissioner Gibson: Requests clarification of the 40-day requirement to make determination with County Counsel clarifying,

Commissioners discuss confusion over first paragraph on Page J-1 regarding action taken by the Planning Department. Discussion ensues regarding the challenges in making a determination.

**Thereafter on motion by Commissioner Gibson, seconded by Commissioner Christie, to receive and file the General Plan Conformity report, and comment to the Planning Director that the nexus between the abandonment of this section of Vineyard Drive, and the necessity for the perfection of Certificates of Compliance has not been established to the Planning Commission because no information has been provided and thus the Planning Commission cannot determine whether this action is in conformity with the General Plan is discussed.**

Commissioner Christie offers motion to amend above motion to include studying alternatives, with motion maker in agreement. Motion and amendment fails on the following vote:

AYES: Commissioner Gibson, Commissioner Christie

NOES: Commissioner Roos, Commissioner Rappa, Chairman Mehlschau

**Thereafter on motion by Commissioner Rappa, seconded by Commissioner Roos, and carried, with Commissioner Christie voting No, to receive and file the determination that the proposed abandonment is in conformity with the County General Plan.**

Commissioners continue discussion of Consent agenda with item I. as follows:

I. Request for a 1<sup>st</sup> time extension from **JEFF EDWARDS and MICHAEL TUTT / TRACT 2343 (S000184T)** for a **1st time extension** for Vesting Tentative Tract

Map 2343, a request to subdivide five existing parcels of 1.1 acres, 1.71 acres, 10.25 acres, 4.26 acres, and .70 acres into 5 parcels of 3.71 acres, 2.5 acres, 5 acres, 6.81 acres, and 1.46 acres; with 10.3 acres in open space. The project also requires a Minor Use Permit to adjust the riparian setback on proposed parcel number 4 to 25 feet. The total project site is 18.02 acres. The project site is irregular shaped and located adjacent to South Bay Boulevard with a portion reaching east to Willow Drive (2079 Willow Drive) and a small portion reaching north to Nipomo Avenue, in the community of Los Osos in the Estero planning area. Residential Land Use Category. APN: 074-263-034, 043, 009 & 033. Supervisorial District 2.

Commissioner Christie: provides explanation to the public regarding current discussion of Consent Item I. Addresses no mention of a coastal development permit being issued for this item. Discusses findings Planning Commission must make and their standards.

Jim Orton, County Counsel: Clarifies for Commissioner Christie that the approval of a tract map is equivalent to the approval of a coastal development permit. Addresses findings question and discretionary standards.

**Thereafter on motion by Commissioner Gibson, seconded by Commissioner Rappa, and unanimously carried, Consent Item I. is approved.**

1. This being the time set for a continued hearing to consider a request by **DOMINGOS R. GARCIA JR./SPRINT PCS** for a Development Plan/Coastal Development Permit to allow the construction and operation of an unmanned wireless telecommunications facility consisting of two panel antennas inside a 35-foot high, 12-inch diameter pole, and associated equipment located at base of pole. The project will result in the disturbance of approximately 1,250 sq ft of a 0.89-acre parcel. The proposed project is within the Residential Suburban land use category and is located between Highway 1 and Adobe Road (at 2682 Adobe Road), approximately 150 feet west of San Luisito Creek Road. The site is in the Estero planning area. Also to be considered at the hearing will be approval of the Environmental Document prepared for the item. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on July 14, 2005 for this project. Mitigation measures are proposed to address visual resources, air quality, biological resources, geology, and hazards are included as conditions of approval. **County File No: DRC2004-00108.** Assessor Parcel Number: 073-181-027. Supervisorial District: 2. Date Accepted: May 4, 2005.

Matt Janssen, staff: Advises commissioners that this item has been withdrawn

NancyBadrigian: Discusses petition from neighborhood. Acknowledges Lauren LaJoi. Encourages county to protect private & public properties from wireless communication companies.

Commissioner Roos: Addresses speakers' concern regarding cell site.

2. This being the time set for a continued hearing to consider a request by **JIM AND MARIJANE MALOUIN** for a Development Plan / Coastal Development Permit to allow for the construction of a one-story single family residence (approximately 3,500 square feet), a one-story barn (approximately 1,800 square feet), an approximately 4,500 foot long residential driveway, and associated grading activities. The project will result in the disturbance of approximately 4.95 acres of a 120-acre parcel. The proposed project is within the Agriculture land use category and is located on Highway 1 approximately 4,335 feet (0.82 miles) south of Harmony Valley Road and the community of Harmony. The site is in the North Coast planning area. **County File No: DRC2004-00066**. Assessor Parcel Number: 046-061-010, -011. Supervisorial District: 2. Date Accepted: November 8, 2004. **Murry Wilson, Project Manager**. (Continued from January 12 and 26, 2006.)

Murry Wilson, staff: Reviews project and staff report and addresses issues the Planning Commission has requested be brought back. Reads into record condition changes made.

Commissioner Christie: Requests clarification on cut of berm with staff responding.

Commissioner Roos: Requests clarification on agricultural easement with staff responding referring to Chapter 4 of ordinance.

Commissioner Gibson: Thanks staff for work and revised conditions

Commissioner Christie: Thanks staff for the additional work done on this project.

Jim Orton, County Counsel: Addresses staff and clarifies which open space easement will be going to the Coastal Commission.

Matt Janssen, staff: States reference in Title 23 on Page 2-9 and gives correct reference on condition 20.

Commissioner Christie: Refers to page 83 of the Negative Declaration. Discusses visual intrusions and boxes to be checked for insignificant impacts with staff responding suggesting previous mitigations are the same.

Jim Malouin, applicant: Thanks staff and gives PowerPoint presentation of history of project. Discusses reductions of disturbances and references utilized.

Commissioner Gibson: Addresses Mr. Malouin and expresses his appreciation on his patience and acceptance of the condition changes.

Commissioner Christie: States the Malouins have done an outstanding job on this project and also extends her appreciation for their patience and acceptance of the condition changes.

Chairman Mehlschau: Extends his appreciation with the Malouin project in addressing PC concerns.

**Thereafter on motion by Commissioner Gibson, seconded by Commissioner Christie, and unanimously carried on the following roll call vote:**

**AYES:** Commissioners Gibson, Christie, Rappa, Roos, and Chairman Mehlschau.

**NOES:** None

**the commission adopts the Negative Declaration in accordance with CEQA guidelines, and grants a Development Plan/Coastal Development Permit to JIM AND MARIJANE MALOUIN, and RESOLUTION NO. 2006-021, for the above referenced project based on the Findings in Exhibit A, revising Finding A. to read “and revised April 6, 2006”, and subject to the Conditions in Exhibit B, with Condition 5 modified in the last sentence to read “Successful erosion control measures will reduce the potential for gullyng and visual scars. Striking “on the berm (may be combined with sedimentation and erosion control plan)”. Condition 20 changed to cite appropriate Title 23 section “23.04.050”, adopted.**

Commissioner Roos: Discusses revisions and visibility concerns.

Commissioner Gibson: Discusses scales and standards.

Commissioner Christie: Addresses the Malouin presentation and requests clarification regarding a motocross track on adjacent property. Requests this be investigated with staff responding that this will be forwarded to the Planning Department's Code Enforcement division.

3 This being the time set for hearing to consider a request by **GLOBAL PREMIER DEVELOPMENT** for a Conditional Use Permit to allow a 40 unit affordable housing project consisting of 40 affordable housing units, one of which is a manager's unit, and a recreation building. The project will result in the disturbance of approximately 3 acres of a 3 acre parcel and approximately one half acre of an adjacent 3.85 acre parcel for road improvements. The proposed project is within the Residential Multi-family land use category and is located 764



Grande Street in the community of Nipomo. The site is in the South County Inland planning area. Also to be considered at the hearing will be approval of the Environmental Document prepared for the item. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on March 16, 2006 for this project. Mitigation measures are proposed to address Air Quality, Geology & Soils, Transportation/Circulation, and Water and are included as conditions of approval. Anyone interested in commenting or receiving a copy of the proposed Environmental Determination should submit a written statement. Comments will be accepted up until completion of the public hearing(s). **County File No: DRC2005-00011.** Assessor Parcel Number: 092-130-043 & 044. Supervisorial District 4. Date Accepted: February 14, 2006.

Martha Neder, staff: Presents staff report and recommendations.

Chairman Mehlschau: Discusses mathematics on how the rents will be paid.  
Richard Marshall, Public Works: Presents overhead and explains boundaries, street extensions, and applications for adjoining property. Addresses payment of road improvement fees

Commissioner Gibson: Would like relationship to other properties explained with Mr. Marshall clarifying.

Commissioner Christie: Requests clarification on walking distance, public transportation, and sidewalk improvements.

Chairman Mehlschau: Requests clarification on the extension of Tanis street with Mr. Marshall responding.

Commissioner Roos: Discusses page 3-7 agency review, and circulation fee reduction possibilities.

Commissioner Gibson: Requests clarification on fees and identification of impact on roads, and asks about a condition that residents be required to work in Nipomo.

Commissioner Christie: Requests clarification regarding incentives provided for reduction of open space requirement. Discusses number of parking spaces in project, length of time required regarding affordability standards, and fee accrual expenditures.

Martha Neder, staff: Addresses Commissioner Christie's concern regarding parking spaces and shows overhead of adjacent property being purchased

Dana Lilly, staff: Clarifies affordability ordinance standards on affordability is 30 years. Addresses expenditure fee "affordable housing in lieu fee", and clarifies expenditures.

Richard Marshall: Public Works: Address previous question regarding walking distance as being a half mile.

Commissioner Rappa: Requests clarification on findings for adjacent property and application being processed with staff responding that this has been applied for, but not approved yet. Discusses the 30-year term affordability ordinance, transit facility requirements, and referrals from the department to go to the regional transit authority

Martha Neder, staff: States a condition could be added to provide screening by neighboring project.

Chuck Stevenson, staff: Discusses public review draft of West Tefft corridor and clarifies that this has not yet been approved.

Jim Orton, County Counsel: Discusses Condition 12 revision regarding years of affordability and would like this to be further specified in the upcoming motion.

Commissioner Christie: Discusses the 30-year minimum affordability requirement.

Steven Hernandez, Global Premier: Addresses issues such as rent ranges, road extensions, traffic impacts, distance to amenities, compliance with West Tefft corridor, landscaping, leasing units, incentives for open space, 55 year limit imposed on this development, affordability fees, and screening.

Commissioner Christie: Clarifies funding affordability at 55 years with Mr. Hernandez stating yes. Discusses native drought tolerant landscaping, distance to walk to public transit service, report cited by agent regarding quantity of vehicles owned, and residential status of marketing of project with agent responding.

Commissioner Gibson: Discusses developed pathways and restrictions of occupancy in units.

Chairman Mehlschau: Discusses water shutoff with staff responding.

Commissioner Roos: Discusses clarification on legal issues regarding affordable housing with Mr. Hernandez responding.

Chuck Stevenson, staff: Discusses liability and insurance of attached housing.

Eric Greening: Supports project and cites his concern regarding occupants required to work and losing a job and facing eviction. Suggests parking space rentals. Clarifies public transportation availability, distance to walk to community center as being 3/4 of a mile to a mile and clarifies why bus stop was discontinued.

Margarite Bader: Chair of the Workforce Housing Coalition. States she is in support of project.

Jerry Bunin: In favor of project. Discusses issues brought forth by commissioners, and road impact fees.

Lawrence Bader: Nipomo resident. In support of project.

Jerry Rioux: Workforce Housing Coalition. In support of project.

Patricia Willmore: San Luis Obispo Chamber of Commerce. In support of project.

Chuck Stevenson, staff: Acknowledges design team that worked on this project.

Steven Hernandez: Thanks speakers and the Workforce Housing Coalition. Remarks on amenities and additional classes that will be offered and requests approval of development.

Commissioner Rappa: Discusses amendments to Findings and Conditions and would like clarifications of such from staff.

Martha Neder, staff: Reads into the record revisions and additions to the Findings and Conditions.

Commissioner Christie: Addresses Mr. Greenings parking suggestion. Discusses parking that will not be used as being landscaped areas, and calculation ratios used by staff.

Commissioner Rappa: Discusses open parking spaces and visual enhancements to be used for the open parking spaces. Addresses transit stop concern and needs to have this referred to agencies.

Mr. Hernandez: States he is agreeable to sending a letter sent to transit authority to request a transit stop.

Commissioner Gibson: Would like to see this project be held up as an example for other projects like this that may come before the PC. Discusses pedestrian connection through neighboring site

Richard Marshall, Public Works: Suggests a condition addition to construct a pedestrian path

**Thereafter on motion by Commissioner Roos, seconded by Commissioner Christie, and unanimously carried on the following roll call vote:**

**AYES:** Commissioners Roos, Gibson, Rappa, Christie, and Chairman Mehlschau  
**NOES:** None

the commission adopts the Negative Declaration in accordance with CEQA guidelines, and grants a Conditional Use Permit to GLOBAL PREMIER DEVELOPMENT, and RESOLUTION NO. 2006-022, for the above referenced project based on the Findings in Exhibit A with the following modification to Finding I.: “Should the neighboring property be developed in such a way to increase usability of open space between projects, Screening along the southern interior property line is not necessary or effective based on specific identified characteristics of the site or site vicinity because it would reduce the usability of open space that would be shared with a neighboring multi-family project.”, and subject to the Conditions in Exhibit B, changing Condition 6 to read: “ native, and drought tolerant plant materials to the greatest extent feasible, limited turf area, soil moisture sensors, and drip irrigation systems”. Condition 12 to read: “All residential units in the project shall be retained as affordable rental units for low and very low income households, pursuant to LUO Section 22.12.070 for a period of no less than 55 years”. Condition 18 added to read: “If a project is not approved on the lot to the northeast prior to occupancy of the last structure associated with this approval, fencing shall be constructed consistent with Chapter 22.10 of the Land Use Ordinance.” and re-numbering Conditions 19 through 23, adopted.

4. Study session on affordable housing ordinances.

Dana Lilly, staff: Advises chair this study session consists of 20-minute presentation with various amounts of speakers.

Chairman Mehlschau: States we will continue to the noon hour then break for lunch, and return at 1:30.

Dana Lilly, staff: Introduces Ted Bench and John Busselle of the Planning Department.

Ted Bench staff: Gives presentation, and information on formal dates for hearings and changes to proposals,

Commissioner Rappa: Requests clarification regarding unincorporated areas being treated differently than rural areas with staff clarifying using similarities with various areas. Discusses standards of zoning.

Commissioners: Discuss residential standards for approval of secondary dwellings, rural lands development potential, and SB1866 intent,

Commissioner Roos: Asks if distance waivable with staff clarifying.

Ted Bench, staff: Continues study session with 'Condominium Conversions'.

(RICHARD MARSHALL IS NOW ABSENT)

Commissioner Roos: Comments that meeting standards for conversions would be difficult. Discusses restriction limitations.

Dana Lilly, staff: Clarifies units that are converted to condos.

Commissioner Christie: States she believes this was intended to be a strict standard. Asks if staff considered following the Santa Barbara model with staff responding that they are looking for the middle of the road approach. Suggests requirement of individual ownership to be deed restricted. Discusses rental assistance and suggest 3 or 4 months rent assistance.

Dana Lilly, staff: States there is some value in condo conversions to provide affordable home ownership for some residents.

Ted Bench, staff and Commissioners: Discuss conversion standards, requirements, and limitation of conversions.

Commissioner Rappa and staff: Discuss how many condo conversions there have been in the last year and would like to know more information about the one year reserve. Suggests discussions with other counties to gain examples and gather experiences they have had.

Ted Bench, staff: Continues study session with 'Mobile Home Park Conversions'. States these items will be brought the PC on June 22, 2006.

Commissioner Gibson: Discusses appraisal of "in space" value and special finding.

Commissioner Christie: Comments on amended ordinance to include mobile home parks. Discusses impact report. Suggests required report be prepared by an independent party. Suggest amendment on Pg. 2, No. 3, regarding adding words 'closure' or 'conversion'. Discusses section 4 and level of authority. States

she feels it is good that the county is moving forward on this. Suggests using Santa Barbara County as an example.

Commissioner Rappa: Would like to know how many open mobile home spaces are available should someone be re-located with staff responding that he does not know and can only provide the quantity of current Mobile home park spaces. Would like to know how many of the mobile home parks have been created into mobile home subdivisions with staff responding. Asks if there are other jurisdictions that can be an example to us with staff responding, Discusses relocation to a non mobile home park space and requests clarification on whether any feedback has come forward with staff responding. Discusses the 1975 age limitation on moving mobile homes.

Dana Lilly, staff: Discusses parks considered for conversion or subdivision.

Commissioner Roos: States we need more mobile home parks in the county. Has concern with whether or not we have an emergency ordinance.

Commissioner Gibson: Discusses inclusionary housing ordinance and secondary dwelling ordinance.

Jerry Rioux: Executive Director of the San Luis Obispo Housing Trust Fund. Discusses flexibility with secondary dwellings, shortages with rental housing, inclusion of prohibition of closure of parks closing space by space and encourages resident purchases of mobile home parks.

Commissioner Christie: Requests clarification on who the people or companies are who buy mobile home parks with Mr. Rioux responding.

Steve Macalvaine: Owner/operator of Morro Bay mobile home park. Discusses history of park creations, cost of coaches, mobile home conversions, choices between renting and buying the lot, and states a new coach costs approximately \$140,000.00.

David Evans: Senior regional representative for West Manufactured Housing Associated. Discusses an appointed task force that considers concerns with ordinances, leases etc. and hopes the county would appoint a task force to see if residents and park owners can work out their problems.

Cayetano Moreno: Park owner. Comments on rent control, task forces to share opinions and ideas.

Gretchen Moreno: Owner of Baywood trailer park. States her disagreement with the ordinance and wonders why park owners have to subsidize for others.

Eric Greening: Discusses environmental review of secondary dwellings and feels there should be environmental review, transportation impact studies, and determinations on who pays for parking.

Hugh Gilson: Representing Mesa Dunes. Discusses how the ordinance effects the individual mobile home owner, and affordability options.

Jim Buttery: representing L.C. Pollard Mobile Home Park. Gives PowerPoint presentation and discusses intentions of park owners.

Michael Winn: NCSD director discusses affordable housing and water concerns.

Bill Davies: States he is not agreeable to conversions.

Bob Prophet: Suggests commissioners become familiar with residents in mobile home parks. Discusses landscape screening, fear of owners being evicted, and protective measures in ordinances.

Richard Margetson: Discusses costs of moving people into mobile home parks, cost variations, appraisals, and 60% rent increase.

Jerri Walsh: Mobile home sales representative. Discusses the lack of spaces to put a mobile home and relocation difficulties. Asks if Mr. Evans knows

Mr. Zell and cites an uncooperative attitude on behalf of Mr. Zell and states concerns with breaking rent controls.

Commissioner Christie: Discusses subdivision of mobile home parks and broken rent controls and asks if Ms. Walsh is familiar with a cooperative purchase of mobile home parks with Ms. Walsh answering affirmatively citing the Sunny Oaks Mobile Home Park as an example.

Lewis Pollard: Representing the Pollard Family trust of the Bella Vista Mobile home park. Addresses why no new mobile home parks are being built and cites the ordinance as being punitive.

Commissioner Roos: States the topics of this discussion are complex and suggests we go in a different direction for the mobile home ordinance.

Commissioner Gibson: Suggests having another study session regarding the mobile home ordinance.

Commissioner Rappa: Discusses a difference of opinion and would be interested in the advantages of having different sets of standards.

Commissioner Christie: States a suggestion made by the public to enact an emergency ordinance that follows Santa Barbara ordinances on how to approach mobile home conversions and put a moratorium on both activities. Asks if staff considered re-zoning existing mobile home parks. States her concern for additional uses for agricultural land.

Commissioner Rappa: States her concern for an emergency ordinance. Would be interested in experiences from those that have converted, and to know how many residents would be displaced and how to craft an ordinance that would benefit the county and encourage development of resident owned mobile home parks.

Dana Lilly, staff: States an emergency ordinance can be recommended to the BOS at the June 22nd meeting.

Commissioner Gibson: States he did not see a nexus for maintaining. Suggests analysis of affordability should be part of considerations. Encourages the public to send written submissions of their opinions.

Commissioner Roos: States he would like more information to further understand this situation, as it is complex

Chairman Mehlschau: Discusses being comparable to Santa Barbara County.

Dana Lilly, staff: Comments on references regarding creation of task forces and states his reluctance for creating another body. States the department will continue to reach out to invite representatives of parks and park owners to talk to the issues.

**Thereafter on motion by Commissioner Roos, seconded by Commissioner Gibson, and unanimously carried to take in all correspondence for the record.**

There being no further business to discuss the Planning Commission of San Luis Obispo County is adjourned to May 11, 2006.

Respectfully submitted,

Ramona Hedges, Secretary Pro Tem

Planning Commission